

Section 2 General Definition (Add)

"GREENSPACE" shall mean an area permanently protected for the common use of the general public or for the common use of the residents of a development, and in its natural state or developed only to an extent conforming to these regulations.

"OPEN SPACE" is any open piece of land that is undeveloped (has no buildings or other built structures) and is accessible to the public. Open space can include: Greenspace, landscaping, buffers, and other natural environments.

"RECREATION SPACE" is a portion of Open Space used for physical activity for all age groups. Such space may include walking trails, playgrounds, sport facilities, and other facilities.

"STREET LIGHTING" lighting that provides a level of illumination to clearly identify persons or objects and creates a psychological deterrent to unwanted or unsafe activity in the area being protected.

Section 4 Off-Street Parking and Loading

4-2 Off-Street Parking Requirements for all Areas Except Central Business District (CBD) (Add and replace)

<u>Land Use</u>	<u>Parking Requirements</u>
1.1 One Family Attached	2.25 – 2.5 per dwelling unit
1.2 One Family Detached	2.25 – 2.5 per dwelling unit
1.3 Two Family Duplex	2.25 – 2.5 per dwelling unit
1.4 Townhouses/Patio Homes	2.25 – 2.5 per dwelling unit
(9) Restaurants, by type:	
Fast Food	One (1) space for each 75 square feet of gross floor area.
Sit-down	One (1) space for each 50 square feet of gross floor area
9.1 Fast Food	One (1) space for each 75 square feet of patron use area, plus one (1) space for every four (4) employees.
9.2 Sit-down	One (1) space for each 50 square feet of patron use area, plus one (1) space for every four (4) employees.

3-A Outdoor/Street Lighting (New section)


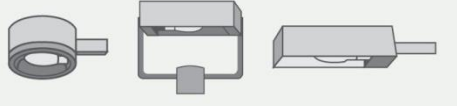
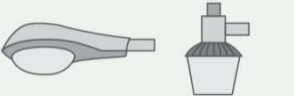



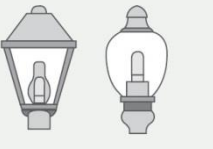


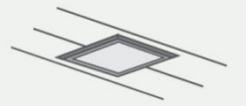

3-A-1 Purpose(s) of the Regulation

The purpose and intent of this section is to provide a regulatory strategy for outdoor lighting that will permit reasonable use of outdoor lighting for nighttime safety, utility, security, productivity, enjoyment and commerce; curtail and reverse the degradation of the nighttime visual environment and the night sky; preserve the dark night sky for astronomy; minimize glare, obtrusive light and artificial sky glow by limiting outdoor lighting that is misdirected, excessive or unnecessary; conserve energy and resources to the greatest extent possible; and help to protect the natural environment from the damaging effects of night lighting from man-made sources.

3-A-2 Applicability

1. All new development/site plans must include information regarding installed street lights and other outdoor lighting.
2. All outdoor illuminating devices must be installed in accordance with this section of the Comprehensive Zoning Ordinance.
3. All shielded light fixtures shall be installed and maintained as fully shielded fixtures as shown below. Examples of local lighting fixtures on streets and pedestrian facility are presented below (*Table 1*).

Table 1: Lighting Fixtures

Unacceptable (Non-cutoff)	Acceptable (Full-cutoff)
Floodlights	Fixtures
	
Streetlights and dusk to dawn security fixtures	Streetlights
	
Wall packs	Wall Packs
	
Colonial-Type	Colonial-Type
	
Drop-lens canopy fixtures	Flush-mounted canopy fixtures
	
Sag-lens/Drop-lens with exposed light source	
	

3-A-3 Site and Development Plan Requirements

1. Type and number of luminary fixtures including cut off characteristics and picture.
2. Manufacturer cut sheets are permitted.
3. Lamp source (bulb type), lumen output and wattage

3-A-4 Technical Standards

1. All luminaires mounted on or recessed into the lower surface of service station canopies and parking structures must be fully shielded and use flat lenses.
2. Illuminance levels for the interior of parking structures, where interior lighting is visible from outside the structure, must conform to the IESNA recommendation (RP-20).
3. Lights must not be mounted on the top or sides of a canopy and the sides of a canopy must not be illuminated.
4. Security lighting must be directed toward the targeted area, and not adjacent properties.
5. Sensor activated lighting must be located in such a manner as to prevent direct glare and lighting into properties of others or into a public right-of-way, and the light must not be triggered by activity off the property.
6. Pedestrian Path Lighting
 - Lighting posts must not exceed 16 feet in height from the finished grade.
7. Commercial Parking Areas
 - All lighting fixtures servicing parking lots, except floodlights, must be cutoff fixtures, directed downward and not toward buildings or other areas.
 - The minimum illumination level for a parking lot is 0.4 foot-candles at grade level and the ratio of the average illumination to the minimum illumination must not exceed 4:1.
 - Floodlights must be aimed or shielded to minimize up light.
 - Light poles used in parking lots must not exceed 35 feet in height.
8. All plans and construction details must satisfy Augusta-Richmond County Code Title 7 Building and Construction, Article 3 Street lighting.
9. Mounted height, total lumens (in foot candles) of all fixtures, and total square footage illuminated area (*Table 2*).

Table 2: Lighting Standards

Area	Average	Min. or Max.
Building Entrance	1 foot candle	5 foot candle max
Sidewalks	.5 foot candle	1.5 foot candle max
Public Parking Lot	.8 foot candle	.4 foot candle min
Private Parking Lot	.5 foot candle	.13 foot candle min

3-B Open Space/ Recreation Area (new section)

3-B-1 Purpose of the Regulations

Open space required by this section may be calculated and used in a variety of ways, including natural areas for wildlife and ecological functions, parks, gardens, landscaped medians, squares, village greens, courtyards, or recreational space provided the use is consistent with the requirements of this section.

3-B-2 Applicability

All residential development in every residential permitted use districts. Open and Recreation space must meet one of two options based on total land area.

Options	Open Space	Recreation Space
Conservative	40% max.	15% min.
Compact	30% max.	10% min.

Applicants seeking Conservation Subdivision must meet Section 28-D Conservation Subdivision of the Zoning Ordinance.

3-B-3 Permitted and Prohibited Uses of Open Space

Permitted Uses	Prohibited Uses
Conservation areas for natural, archeological or historical resources	Roads, parking lots, and impervious surfaces
Meadows, woodlands, wetlands, wildlife corridors, or similar conservation-oriented areas	Agricultural or forestry activities and commercial livestock operation
Floriculture, horticulture, pasturage, silviculture, sod farm	Stormwater and wastewater control measures and all easements do not count towards total open space
Passive and active recreation (impervious surface limited to 10% of total open space)	All Right-of-ways including utility do not count towards total open space
Water bodies, lakes, ponds and floodways (limited to 50% of total open space)	
Community gardens, pocket parks, playgrounds, pedestrian and multipurpose trails and other similar neighborhood uses	

3-B-4 Ownership and Maintenance of Open Space

Ownership and Maintenance	Conveyance and Dissolution
City and Land Trust	Open space shall be conveyed to land trust or property owner's association in fee simple, without encumbrances except drainage, greenways, or easements.
Open space may be deeded to City or CSRA Land Trust who will take full responsibility for its maintenance.	
Property Owner's Association	If property owner's association is dissolved, open space will be deeded to another entity that shall be responsible for maintenance and upkeep. If no offer is accepted, open space shall be deeded to
The open space may be held in common ownership by a property owners' association. Such ownership is subject to all Georgia Code § 44-3-221 and 235 provisions	

city.

1. Property owner's association. The property owner's association bylaws or covenants, at a minimum, shall contain the following provisions:
 - Responsibility for insurance, taxes, maintenance of the open space.
 - Instant mandatory membership and assessment of all lot purchasers and successors.
 - Conditions and timing of transferring control from developer to lot owners.
 - Guarantee association will not be dissolved without the advance approval of the city.
2. The developer shall record the necessary legal instrument to accomplish protection of the open space prior to, or concurrent with, the recording of the final subdivision plat. The instrument for permanent protection shall include clear restrictions on the use of the open space. These restrictions shall include all restrictions contained in this article, as well as any further restrictions the applicant chooses to place on the use of the open space or the city impose as a condition of zoning.
3. An open space management plan shall be prepared and submitted prior to the issuance of a development/site plan review approval. The open space management plan shall:
 - Allocate responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;
 - Estimate the costs and staffing requirements needed for maintenance and operation of, and insurance for, the open space and outlines the means by which such funding will be obtained or provided;
 - Provide that any changes to the plan be approved by the city; and
 - Provide for enforcement of the plan.
4. In the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the City of Augusta may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance. The costs of such maintenance may be charged to the Property Owners' Association, or to the individual property owners that make up the Property Owners' Association, and may include administrative costs and penalties. Such costs shall become a lien on all subdivision properties.

3-B-5 Delineation of Open Space

Open space will be delineated on all site and development plans based on the following requirements:

1. The required open space must be accessible to the largest practicable number of dwelling units within the development. Non-adjointing lots must be provided with safe, convenient access to the open space.
2. Where feasible, open space should join any neighboring area of open space, other protected areas and/or non-protected natural areas.
3. In subdivisions, land provided for recreational use and not proposed for improvement by the developer shall be deeded to a qualified property owners association or city of Augusta upon the approval of the final plat containing said land and shall be used exclusively for recreational purposes. The qualified property owners association shall provide for the mandatory membership of all the owners of property within the subdivision, and shall be established under the laws of Georgia; it shall be responsible for the perpetuation, maintenance and function of the recreation areas and all uses or facilities therein. The association shall have the authority and duty to assess its members for such

- maintenance and improvements as set forth in the instrument creating the association. All covenants shall be recorded simultaneously with the final subdivision plat.
4. If the developer constructs recreational facilities on the recreational land in a subdivision, the land area shall be deeded to a property owners' association or other legal entity incorporated under the laws of Georgia. The deed shall be filed with the department simultaneously with the final plat, and shall be held by the department until a certificate of occupancy is issued for the recreational improvements, whereupon the deed shall be recorded.
 5. The City of Augusta may lease or sell land reserved for public parks to a qualified property owners association with a deed restriction that the land be used exclusively for open space or public recreational purposes in perpetuity. The organization of a qualified property owners association and its adequate financing for the discharge of its responsibilities shall be assured through acceptable private deed covenants running with the land or other such documents as approved the City of Augusta.
 6. Undeveloped and natural open space shall remain undeveloped and natural except for the provision of non-motorized passive recreation opportunities such as running, walking, biking, and similar outdoor activities. "pocket parks" and "greens" may be constructed and maintained in open space. A "pocket park" or "green" is a landscaped area larger than 0.33 acres constructed for community gathering or play, or visual enhancement (*Figure 1*). "Pocket parks" or "greens" shall not exceed ten percent of the total open space.

Figure 1: Pocket Park



Text Amendments (proposed addition in related sections)

Sections 13-9 (R-1E Zone);

Section 19-PUD (Planned Unit Development);

Section 25-F (Professional Office Park District);

Section 25-G (Mixed Use Development District;

Section 27 (Manufactured Home Regulations);

Section 28-E (Recreational Vehicle Parks)

“Any development must comply with Section 3-B – Open Space/Recreation Area.”

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